


PREPARED BY:
Richard W. Bell
2522 Valleydale Rd., Ste. 100
Birmingham, AL 35244

SEND TAX NOTICE TO:
Debra B. Parrott
205 Saddle Lake Drive
Alabaster, Alabama 35007

WARRANTY DEED


20020930000469870 Pg 1/3 30.00
Shelby Cnty Judge of Probate, AL
09/30/2002 14:13:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, the receipt and sufficiency of which are hereby acknowledged, that **JOHN W. PARROTT AND WIFE, DEBRA B. PARROTT**, (herein referred to as Grantors), does hereby GRANT, BARGAIN, SELL and CONVEY unto **DEBRA B. PARROTT** (herein referred to as Grantee), the following-described real estate, situated in **SHELBY COUNTY**, Alabama, to-wit:

Lot 11, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by the Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to items listed on attached Exhibit "A".

**THIS DEED HAS BEEN PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.**

TO HAVE AND TO HOLD, unto the said Grantee in fee simple forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and

defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 26th day of September, 2002.



JOHN W. PARROTT



DEBRA B. PARROTT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN W. PARROTT**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2002.




Notary Public
My Commission Expires: 10/27/04

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEBRA B. PARROTT**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2002.



Notary Public
My Commission Expires: 10/27/04

EXHIBIT "A"

Building line as shown by recorded Map.

Easements as shown by recorded Map.

The rights of upstream and downstream riparian owners with respect to Saddle Lake, bordering subject property.

Restrictions as shown by recorded Map.

First Opinion to purchase as set out in the Declaration of Condominium recorded in Instrument No. 1995-17533 in the Probate Office of Shelby County, Alabama.

Declaration of Condominium of Saddle Lake Farms, a Condominium as recorded in Instrument No. 1995-17533, Articles of Incorporation and Bylaws of Saddle Lake Farms Association, Inc. attached thereto and amended by Instrument 1996-21491, in the Probate Office of Shelby County, Alabama.

Restrictions, Conditions, Limitations, Easements, Mineral and mining rights and rights incident thereto and Release of Damages recorded in Vol. 333, page 621 and Vol. 333, page 623 and Vol. 333, page 626, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Vol. 7, page 401 and Vol. 12, page 188, in the Probate Office of Shelby County, Alabama.

Right of way to L & N Railroad, recorded in Vol. 18, page 306, in the Probate Office of Shelby County, Alabama.

Right of way to South Central Bell, recorded in Vol. 342, page 227 and Real 188, page 854 and Real 25, page 793, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Vol. 343, page 920, Real 28, page 762 and Real 28, page 765, in the Probate Office of Shelby County, Alabama.

Agreement, recorded in Instrument 1996-21492, In the Probate Office of Shelby County, Alabama.

Easement for Alabama Power Company recorded in Instrument 1997-15375, Probate Office of Shelby County, Alabama.